

C.E. STEUART AND DON R. STEUART AS TRUSTEES UNDER DEED OF TRUST
RECORDED IN BOOK 125 OF OFFICIAL RECORDS AT PAGE 456, OFFICIAL RECORDS OF
AMADOR COUNTY.

STATE OF CALIFORNIA) SS
COUNTY OF AMADOR)

ON DECEMBER 7, 1964 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Dena L. Mann
Leo V. Mann Jr. KNOWN TO ME TO BE THE TRUSTEES UNDER THE DEED OF
TRUST REFERRED TO ABOVE, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED
THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE
SAME.

MY COMMISSION EXPIRES Dec 7, 1968 NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE

A PARCEL OF LAND SITUATED IN THE COUNTY OF AMADOR, STATE OF CALIFORNIA,
BEING A PORTION OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 30, AND A PORTION
OF THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 31, T.7N., R.13E., M.D.M., MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY RIGHT OF WAY OF A ROAD KNOWN AS "STATE
HIGHWAY 88", FROM WHICH POINT A GOVERNMENT BRASS CAP, DATED AND STAMPED,
MARKING THE NORTHWEST CORNER OF SAID SECTION 31 BEARS NORTH $01^{\circ}10'40''$ EAST
127.23 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING, FOLLOWING ALONG THE
SOUTHERLY RIGHT OF WAY OF SAID "STATE HIGHWAY 88" SOUTH $80^{\circ}41'$ EAST 93.71 FEET;
THENCE, ALONG THE ARC OF A CURVE HAVING A RADIUS OF 410 FEET AND BEING CONCAVE
TO THE SOUTHWEST, AN ARC DISTANCE OF 145.02 FEET THROUGH A CENTRAL ANGLE OF
 $20^{\circ}16'$; THENCE, SOUTH $60^{\circ}25'$ EAST 89.96 FEET; THENCE, ALONG THE ARC OF A CURVE
HAVING A RADIUS OF 440 FEET AND BEING CONCAVE TO THE NORTHEAST, AN ARC DISTANCE
OF 306.15 FEET THROUGH A CENTRAL ANGLE OF $39^{\circ}52'$; THENCE, NORTH $79^{\circ}43'$ EAST
230.03 FEET; THENCE, ALONG THE ARC OF A CURVE HAVING A RADIUS OF 490 FEET AND
BEING CONCAVE TO THE NORTHWEST, AN ARC DISTANCE OF 277.37 FEET THROUGH A CENTRAL
ANGLE OF $32^{\circ}26'$; THENCE, NORTH $47^{\circ}17'$ EAST 98.89 FEET; THENCE, ALONG THE ARC OF
A CURVE HAVING A RADIUS OF 360 FEET AND BEING CONCAVE TO THE SOUTHEAST, AN ARC
DISTANCE OF 163.68 FEET THROUGH A CENTRAL ANGLE OF $26^{\circ}03'$; THENCE, NORTH $73^{\circ}20'$
EAST 451.11 FEET; THENCE, LEAVING SAID ROAD RIGHT OF WAY, SOUTH $14^{\circ}19'$ EAST
688.84 FEET; THENCE, SOUTH $31^{\circ}37'$ WEST 74.02 FEET; THENCE, SOUTH $42^{\circ}08'$ WEST
100.03 FEET; THENCE, SOUTH $51^{\circ}18'$ WEST 173.45 FEET; THENCE SOUTH $63^{\circ}04'$ WEST
218.28 FEET; THENCE, SOUTH $53^{\circ}37'$ WEST 154.20 FEET; THENCE, NORTH $85^{\circ}15'$ WEST
471.95 FEET; THENCE, SOUTH $88^{\circ}39'40''$ WEST 876.28 FEET; THENCE, NORTH $01^{\circ}10'40''$
EAST 802.91 FEET TO THE POINT OF BEGINNING.

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDING OF THE
PLAT OF "MANNS HAVEN, UNIT NO. 1, AND OFFER FOR DEDICATION TO ANY AND ALL PUBLIC
USES THE ROADS SHOWN HEREON, AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE
TO SPECIFIC PURPOSES THE FOLLOWING:

1. RIGHTS OF WAY AND EASEMENTS FOR WATER, GAS, SEWER AND DRAINAGE PIPES AND
FOR POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC AND
TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES APPERTAINING
THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND DESIGNATED "PUBLIC
UTILITY EASEMENT", BEING OF THE WIDTHS AND AT THE LOCATIONS SHOWN HEREON;
AND ALSO OVER, UNDER AND ACROSS ALL THE AREA LYING WITHIN THE ROAD RIGHTS
OF WAY, OR PRIVATE ROAD RESERVATIONS, AT LOCATIONS WHICH DO NOT INTERFERE
WITH THE STRUCTURAL ROADWAY OR DRAINAGE OF SAID ROADWAY.

2. EASEMENTS FOR LIGHT AND AIR OVER THOSE STRIPS OF LAND LYING BETWEEN
THE FRONT AND OR SIDE LINES OF LOTS AND THE LINES SHOWN HEREON AND
DESIGNATED "SETBACK LINES", SAID STRIPS TO BE KEPT FREE FROM BUILDINGS.

Dena L. Mann
Dena L. Mann
(Owner)

Leo V. Mann Jr.
Leo V. Mann Jr.
(Owner)

PLAT OF

MANNS HAVEN UNIT NO. 1

PORTION OF SECTIONS 30 & 31, T. 7 N., R. 13 E., M.D.M.
AMADOR COUNTY CALIFORNIA
FEBRUARY 1964 SCALE: 1" = 100'

Sheet 1 of 2

I HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY
OR LOCAL TAXES OR SPECIAL ASSESSMENTS AGAINST THE LAND INCLUDED WITHIN
THE SUBDIVISION OR ANY PART THEREOF, EXCEPT TAXES OR SPECIAL ASSESSMENTS
NOT YET PAYABLE.

April 1, 1964 1964

AMADOR COUNTY TAX COLLECTOR

STATE OF CALIFORNIA) SS
COUNTY OF AMADOR)

ON THIS SEVENTH DAY OF DECEMBER, 1964, BEFORE ME Leo V. Mann Jr.
PERSONALLY APPEARED Dena L. Mann, KNOWN TO ME TO BE THE PERSONS
WHO EXECUTED THE INSTRUMENT ABOVE AND ACKNOWLEDGED TO ME THAT THEY
HAD EXECUTED THE SAME.

MY COMMISSION EXPIRES Dec 7, 1968

NOTARY PUBLIC IN AND FOR THE
COUNTY OF AMADOR, STATE OF CALIFORNIA

IN ACCORDANCE WITH SECTION 11587, BUSINESS AND PROFESSIONS CODE,
OF THE STATE OF CALIFORNIA, THE FOLLOWING NAMED CORPORATIONS ARE
OWNERS OF INTERESTS IN SAID LAND, WHICH SAID INTEREST CAN NOT RIPEN
INTO A FEE.

PACIFIC GAS & ELECTRIC COMPANY
THE VOLCANO TELEPHONE COMPANY

HERMES ENGINEERING & DEVELOPMENT CO., INC
ENGINEERS DEVELOPERS
3035 GRANGE STOCKTON, CALIFORNIA

I HEREBY CERTIFY THAT THIS PLAT OF MANNS HAVEN UNIT NO. 1 MADE UNDER
MY DIRECTION IN FEBRUARY 1964, IS TRUE AND COMPLETE AS SHOWN, THAT THE
MONUMENTS ARE OF THE CHARACTER AND DO OCCUPY THE POSITIONS INDICATED, AND
THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

M. D. Engrahm
M.D. ENGRAHM R.C.E. 11591

I HEREBY CERTIFY THAT I EXAMINED THIS PLAT OF MANNS HAVEN UNIT NO. 1
AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED
TO THE COUNTY PLANNING COMMISSION OF THE COUNTY OF AMADOR, THAT ALL
PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE COUNTY ORDINANCES
HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT SAID PLAT IS
TECHNICALLY CORRECT.

Leo V. Mann Jr.
AMADOR COUNTY SURVEYOR

ACCEPTED FOR RECORD AND RECORDED IN THE OFFICE OF THE RECORDER OF
AMADOR COUNTY IN BOOK 1 OF SUBDIVISION MAPS, MAP NO. 45, THIS 10
TH DAY OF Dec, 1964, AT 9 HOURS 1 MINUTES
AM, TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS
PER CERTIFICATE NO. 32 ON FILE IN THIS OFFICE.

Leo V. Mann Jr.
AMADOR COUNTY RECORDER

I HEREBY CERTIFY THAT THE BOARD OF SUPERVISORS OF AMADOR COUNTY HAS
APPROVED THIS PLAT OF MANNS HAVEN UNIT NO. 1, AND HAS ACCEPTED ON BEHALF
OF THE PUBLIC ALL THE LANDS, RIGHTS OF WAY, AND EASEMENTS HEREON OFFERED
FOR DEDICATION FOR LIGHT, AIR AND PUBLIC UTILITIES

December 7, 1964

Board of Supervisors
County of Amador

BY: Leo V. Mann Jr.
Clerk of the Board